

FORT GRATIOT PLANNING COMMISSION REZONING REPORT

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|----------------------------------|--------------------------|--------------------------------------|
| Project Name: Keewahdin Rezoning | | Parcel ID: 74-20-021-1007-000 |
| File Number: 24-002 | Meeting Date: 11/12/2024 | Location: Section 21, Keewahdin Road |

1. PROJECT SUMMARY

| | | |
|---|--|--|
| Property Owner Linda Lopez | | Applicant (If Not Owner) Owner |
| Current Zoning of Property R-1B Single Family Residential | | Proposed Zoning of Property RM Multiple Family Residential |
| Fort Gratiot Master Plan Zoning Designation High Density Residential | | Street Address or Location: V/L south side of Keewahdin Road, east of Parker Road |
| Is this proposed rezoning consistent with the master plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Thoroughfare Classification, Road Type, Jurisdiction: Major/Primary road, Improved, SCC Road Commission |
| Total Acreage of Site: 10.02 acres | Total Acreage to Rezone: 10.02 acres | If there is a proposed use, check required Planning or Zoning approvals. <input type="checkbox"/> Site Plan Meeting <input type="checkbox"/> Special Land Use Public Hearing <input type="checkbox"/> Variances <input checked="" type="checkbox"/> Not applicable at this time <input type="checkbox"/> Other: |
| Is the rezoning speculative or for a proposed specific use? Speculative | | |
| Proposed Use (if known) Unknown | | |

The applicant is requesting to rezone one vacant parcel from R-1B to RM Multiple Family Residential. Included in this report are:

- An analysis of the existing and proposed land uses with the master plan designation definitions
- The regulations for the proposed district and the itemized special approval uses
- Applicable sections of the current Fort Gratiot Master Plan, including definitions
- The standards for rezoning
- A recommendation and reasons for action

Rezoning requests are presented one of two ways; speculative only with no specific intended use, or with a specific use which requires the rezoning. This request is speculative, with a few proposed potential uses which fit within the RM designation. Within this report are the permitted and special approval uses for the RM district. For the purposes of this meeting, the only action to be taken by the PC is to recommend approval or denial to the Fort Gratiot Board of Trustees, who has the final vote. If adopted, the applicant will need to submit for multiple approvals prior to any construction. Depending on the proposed use, this may include special land use public, variances, and will include site plan and building permit approval.

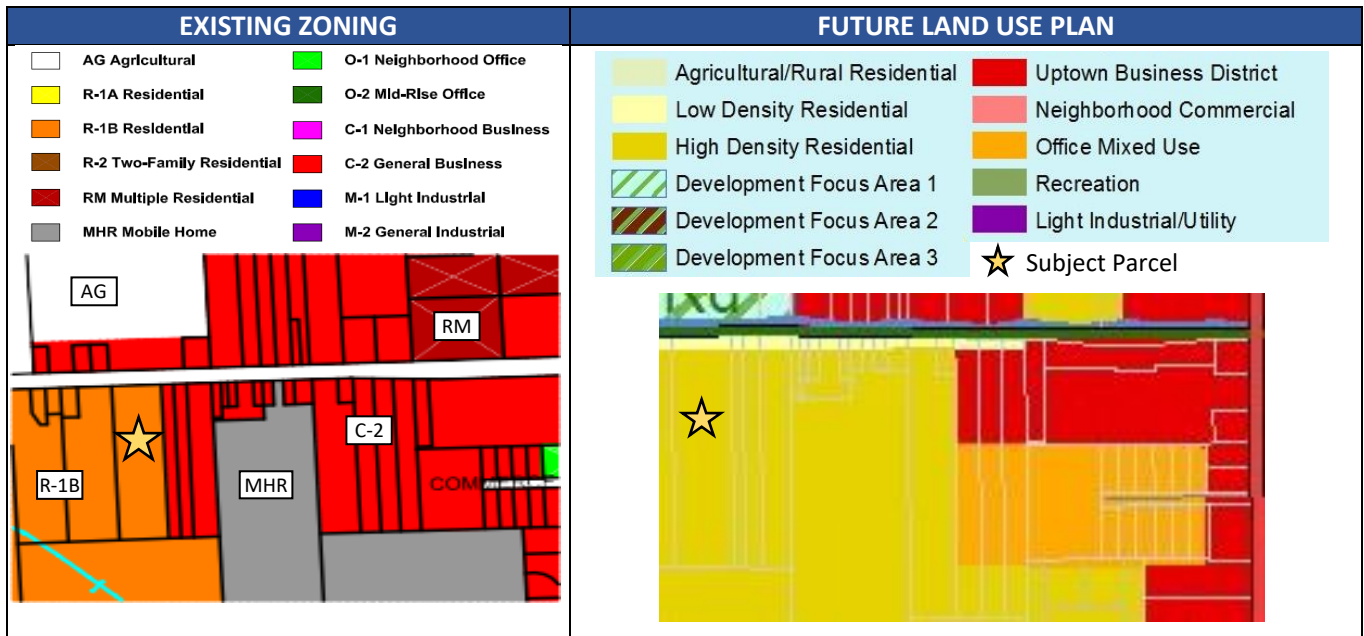
★ **SUBJECT PARCEL**

Vacant Lot, Keewahdin Road
 Parcel ID: 74-20-021-1007-000
 Legal Description: West ½ of the East ½ of the
 Northeast ¼ of the Northwest ¼. Section 21.
 Town 7 North Range 17 East. 10.00 A



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| SUBJECT AREA AND SURROUNDING LANDS ANALYSIS | | | |
|---|--------------|--------------------------------|--------------------------|
| | Existing Use | Existing Zoning | Master Plan Designation |
| Subject | Vacant | R-1B Single Family Residential | High Density Residential |
| North | Business | C-2 General Business | Development Focus Area 1 |
| South | Vacant | R-1B Single Family Residential | High Density Residential |
| East | Home | C-2 General Business | High Density Residential |
| West | Vacant | R-1B Single Family Residential | High Density Residential |

High-Density Residential

In keeping with the objectives for providing opportunities for multiple and medium-density housing, approximately 659 acres are shown on the future land use map. High density residential uses include two-family and multiple family residential uses, as well as manufactured housing parks. High density residential uses include duplexes, apartment and condominium complexes and senior and adult foster care facilities. These sites are intended to provide a transition area between higher density uses and adjacent single-family residential uses.

Development Focus Area 1: The Ponds District

This development focus area, comprised of 165 acres, is located north of Keewahdin Road, west of M-25, behind the Wal-Mart shopping center and adjacent to the Kettlewell and Fort Gratiot ponds. The subject parcel is not included in, but is directly south of this designation. The area that makes up the Ponds District focus area is generally vacant property situated between Township owned recreational land and big-box retail stores along M-25 that are part of the Uptown Business District. This focus area would be ideal for family-friendly, trail/recreation-based retail and services that would take advantage of the Township’s existing parkland and the Fort Gratiot bike path system that meanders through the property. This would connect the Uptown Business District to the recreation amenities along Parker Road. This area could serve as a small-town plaza that could host outdoor movies, musical performances, and other community events. Due to the wetland areas on the property, uses will need to be low-impact in nature.

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REGULATIONS FOR THE PROPOSED DISTRICT

Section 38-201. - Statement of purpose.

The RM residential multiple-family district is designed to permit a more intensive residential use of land with various types of multiple dwelling and related uses. These areas would be located near major streets for good accessibility. Various types and sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community.

Section 38-202. - Permitted uses.

The following uses are permitted in an RM district:

- (1) All principal permitted uses in R-1A, R-1B, and R-2 districts, subject to all requirements for such uses in zoning districts where first permitted.
- (2) Multiple dwellings including:
 - a. Apartment houses;
 - b. Row or townhouses dwellings;
 - c. Efficiency units; and
 - d. Two-family dwellings.
- (3) Community garages serving the principal residential building, containing space for no more than two passenger vehicles for each dwelling unit in the principal building on the lot.
- (4) Maintenance and management building to serve the multiple dwellings.
- (5) Private swimming pool designed and operated only for occupants of the principal building and their personal guests.
- (6) Off-street parking and loading in accordance with [section 38-619](#).
- (7) Uses similar to the uses permitted in this section.
- (8) Accessory buildings and uses customarily incident to the uses permitted in this section.

Sec. 38-203. - Special approval uses.

The following uses may be permitted in the RM district by the planning commission after a public hearing and review of the proposed site plan, subject to the specific standards for each particular land use itemized in this section and subject to the general standards to guide the actions of the planning commission as specified in [section 38-486](#):

- (1) Any uses permitted after special approval in the R-1A, R-1B, or R-2 districts are permitted in this RM district, subject to all requirements for such uses in zoning districts where first permitted.
- (2) Hospitals as provided in [section 38-513](#).
- (3) Boardinghouses and lodging houses as provided in [section 38-512](#).
- (4) Orphanage, foster home, homes for the aged, indigent, physically or mentally handicapped as provided in [section 38-511](#).
- (5) Self-storage facilities and mini-warehouses (531130) used to provide temporary storage needs for businesses, apartment dwellers and other individuals on a self-service basis shall be a permitted use and are subject to the following extra standards:
 - a. No storage of combustible or flammable liquids, combustible fibers, explosive materials, or toxic materials shall be permitted with the self-storage buildings or upon the premises.
 - b. No outside storage shall be permitted.
 - c. The use of the premises shall be limited to storage and storage related activities and shall not be used for operating any business related to the servicing, maintaining or repairing of any vehicles, recreational equipment or other items.
 - d. Appropriate screening as per the requirements of [section 38-614](#) shall be provided for those portions of the site abutting a residential zoning district.
 - e. The site shall be graded, drained and developed with hard-surfaced pavement as per the specifications of [section 38-73](#).

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- f. Fire hydrants and fire suppression devices shall be provided, installed and maintained as per the requirements of the township fire chief.
- g. Buildings shall not exceed 200 feet in length and shall maintain a minimum distance of 25 feet between individual buildings.

Sec. 38-204. - Area, height and placement requirements.

Area, height and placement requirements in the RM district shall be in accordance with the schedule of district regulations, [division 12](#), article III of this chapter with the following exceptions: For housing exclusively for the elderly and persons with disabilities, including accessory congregate care and assisted living supportive services, but not including nursing homes or convalescent homes, minimum land area per dwelling unit, minimum floor area per dwelling unit, off-street parking requirements, maximum height of structures and setbacks shall be in accordance with the requirements set forth in [section 38-527](#)(3)–(8), except that the minimum parcel size of 2½ acres shall not apply.

STANDARDS FOR DETERMINATION

1. Will the proposed rezoning be in general conformity with the Master Plan?

Yes, the parcel is located within the High-Density Residential District. This area is designed to act as a buffer zone between residential and commercial uses, and to prevent the sprawl of commercial development west on Keewahdin Road. The parcels to the east contain a mix of uses, including single family homes, offices and commercial uses and Birchwood Estates. The proposed rezoning is also consistent with the list of planning goals provided for in the master plan.

2. Would the rezoning constitute a spot zone granting a special privilege to one landowner not available to others?

No. Most of the surrounding parcels are identified in the master plan as uses different than are zoned today, and any landowner could seek rezoning approval. This request meets the goal of transitioning from commercial to high-density residential.

3. Has there been a change of conditions in the area supporting the proposed rezoning?

Yes, the revised master plan has designated this area as high density residential. The rezoning would allow for a uses which are more desirable as a buffer between commercial and rural residential.

4. Is the change contrary to the established land use pattern?

No. There are several existing single-family homes mixed in with the former landfill site, a newer storage and business complex, a mini-storage facility with onsite housing for the caretaker, a collision shop, a construction company, and a few offices, as well as the manufactured home park.

5. Is the change requested out of scale with the needs of the neighborhood or community?

No. There is anecdotal evidence of a lack of residential living options that allow for a smaller footprint. As is currently zoned, a single-family home could be built on this property, or it could potentially be developed into a single-family subdivision. A change to RM would not prohibit that but would allow for a wider range of residential options.

6. Will the change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?

No. The permitted and special land uses in the RM district have complement commercial uses without harming or deterring single family uses.

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7. Will the proposed rezoning substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Because much of the surrounding land is commercial, a higher-density residential use between that and the existing rural residential area to the west makes the property more desirable for a use not contrary to residential.

8. Will the rezoning severely impact traffic, public facilities, and the natural characteristics of the areas, or significantly change population density?

No. The traffic generated and any other changes would be no more impactful than the construction of single-family homes.

CONCLUSIONS

ACTIONS: Regardless of the action taken, the decision MUST be accompanied by reasons for such action.

1. Recommend the Board of Trustees deny the request; or
2. Recommend the Board of Trustees approve the request with conditions.
3. Recommend the Board of Trustees approve the request as presented.

Reasons: Demonstrated compliance with the required standards and findings for making determinations, the Planning Commission could consider recommending* approval of the proposed zoning map amendment, as presented, based on the following reasons:

- The proposed rezoning is consistent with the Fort Gratiot Master Plan, specifically the goals and objectives and the future land use plan.
- The land directly east and north is zoned commercial, and the RM district allows for high-density residential creates a more desirable buffer for the surrounding residentially used and zoned properties.
- RM helps protect the rural residential in the area by preventing office or commercial sprawl.
- There is a lack of RM zoned land, and there is a demonstrated (not yet studied) desire for more of a variety of living options by way of size, price point, and locale.
- Rezoning to RM does not prohibit most of the uses currently permitted in R-1B.
- Any use proposed in the future will require Planning Commission approval.

*The Fort Gratiot Planning Commission holds a public hearing and makes a recommendation, and then forwards the complete copy of the packet, including draft minutes, to the St. Clair County Metropolitan Planning Commission (SCCMPC.) Pursuant to the Michigan Zoning Enabling Act, the SCCMPC has 30 days to review and make recommendation. Upon receipt of the recommendations from the Fort Gratiot and St. Clair County planning commissions, the Fort Gratiot Board of Trustees will introduce the proposed rezoning, which is considered a map amendment, for approval at a regular meeting. If approved, the amendment will be published and after publication, can be formally adopted at the next meeting.